

TOWN OF SCITUATE



TRACK AND ATHLETIC FIELDS RESTORATION
EQUAL PLAY. SAFER RECREATION. STRONGER COMMUNITY.



COMMUNITY PRESERVATION COMMITTEE FUNDING APPLICATION

SCITUATE RECREATION
AND
SCITUATE PUBLIC SCHOOLS

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Planning | Landscape | Athletic Facilities

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Scituate Community Preservation Committee Funding Request Form

DATE and YEAR of Application: December 2018

APPLICANT INFORMATION

Project Sponsor or Organization: Scituate Recreation and Scituate Public Schools

Contact Name & Address: Maura Glancy, Scituate Recreation, 327 First Parish Road
Bill Luetter, Scituate Public Schools, 606 Chief Justice Cushing Hwy

Telephone Number: Maura: (781) 545-8738
Bill: (781) 545-8759 Email: Maura: mglancy@scituatema.gov
Bill: wluetter@scit.org

PROJECT INFORMATION

CPA CATEGORY (check all that apply):

OPEN SPACE

RECREATION

HISTORIC PRESERVATION

COMMUNITY HOUSING

NAME OF PROJECT: Scituate Track and Athletic Fields Restoration

BRIEF DESCRIPTION OF PROJECT: The proposed project is a complete restoration of the existing track and field, baseball field and existing JV baseball field. The restored project site will support multiple multi-purpose fields and will create a Town park that encourages active and passive recreation for the entire Scituate community. The project will also address some of the existing and critical athletic field needs in Town as defined by the Scituate Recreation and Scituate Public Schools Field Use Sub-Committee. Due to existing site challenges associated with Title IX, accessibility, code and safety challenges, we believe this project is time sensitive and respectfully request that our application be included for the April 2019 Town Meeting. Should funding be provided, we would plan for a Summer 2019 construction start and Spring 2020 project completion.

Attach additional pages including summary, budget, estimated timeline and justification of need.

Project Location or Address: 606 Chief Justice Cushing Highway, Scituate, MA 02066
(see attached for map, photos and project imagery)

Include map, photo and other imagery for ALL category projects.

If Open Space or Community Housing:

Assessor's Map Page, Block & Lot Number: Parcel ID: 32-9-A

Number of acres in parcel: 70 acres (project limit of work is approximately 14 acres)

Current Zoning Classification: R-1 and R-2

Assessed Value: \$89,625,500.00

Title in name of: Town of Scituate (Book 2587, Pg 145) Title Abstract Date: _____

Number of housing units proposed: Not applicable

Summarize how this request benefits the Town of Scituate and meets the goals of the Community

Preservation Act.

The restoration of the track and athletic fields will address issues with the existing facility that include, but are not limited to, gender equity, accessibility, safety, non-regulation playing facilities, lack of storage, need for restrooms and will begin to address the growing need for safe, regulation playing surfaces in the Town. A 2016 Field Use Study performed by a Scituate Recreation sub-committee determined that there is an approximate, 16.67 field deficit in the Town. The addition of three (3) multi-purpose fields with energy efficient lighting systems will allow the Town to rest and focus available maintenance dollars on other natural grass playing surfaces. The existing fields at the High School/Middle School are currently the most used fields in Town. The critical need to restore these fields is further evidenced by the fact that a majority of programs (School, Town and other youth athletic organizations) are expecting an increase in participation over the next few years. The project will also transform the existing facility into Town Park with a focus on active and passive recreation so the facility can be enjoyed by the entire Scituate Community.

PERMITS AND APPROVALS

What permits and approvals are required? Have they been obtained or have you filed for them?

Name of Permit	Filed? (Y/N)	Filed (Date)	Obtained (Date)
Conservation - ANRAD	Y	15 November 2018	To be determined
Conservation - Notice of Intent	N	To be determined	To be determined
Planning - Site Plan	N	To be determined	To be determined

Have you met with any other Town Boards or committees? If so, what were the outcomes of those meetings? *(Letters of support from other Boards and committees should be included in the application or supplied at a later date.)*

The Project Team will be presenting a project update to the Board of Selectmen on Tuesday, December 4, 2018. The Project Team will also be presenting the Project to the Scituate Public Schools Committee (date to be determined). Updates on the project are regularly communicated to the Recreation Commission.

Notes: _____

What non-financial support and services are necessary, and how will these be provided?

FUNDING

Describe the proposed funding for this project. Identify other sources you are seeking funds from, and whether those funds are secured. Identify any funds you or your organizations are willing to provide.

Approximately \$445,000 has been secured by the Recreation Department for replacement of the existing synthetic turf within the track. \$418,900 in CPC funds has been approved for the design and engineering of the track and fields. Additional funding will obviously be required in the approximate amount of \$1,140,000 for synthetic turf which are not eligible for CPC funds. The proposed project is currently estimated to cost approximately \$10.7 million and is broken out as follows (cost for synthetic turf carpet and associated elements is not included):

\$297,000 - Mobilization, Site Preparation and Demolition
\$655,000 - Earthwork
\$784,000 - 400 Meter Track Renovation
\$310,000 - Track Infield Base and Drainage
\$68,000 - Track and Field Fencing
\$481,000 - Baseball/Multi-Purpose Field Base and Drainage
\$109,000 - Baseball/Multi-Purpose Field Fencing
\$442,000 - Softball/Multi-Purpose Field Base and Drainage
\$106,000 - Softball/Multi-Purpose Field Fencing
\$687,000 - Spectator Seating and Press Box
\$1,511,000 - Sports Lighting and Site Electrical Improvements
\$963,000 - Utility Improvements and Structures
\$779,000 - General Site Improvements (Landscaping, Site Furnishings, Walkways, etc)
\$1,582,000 - General Conditions, Contractor OH&P and 10% Contingency

TOTAL - \$8,774,000

Proposed Funding

Total Project Cost	CPC Funds Requested	Sources of Funds other than CPA	Amount	Funding Secured? (Y/N)*
\$ 10.7 million (approx)	\$ To be determined	Town of Scituate - Capital Planning	\$ 445,000	Y
		CPC Funds for Engineered Plans	\$ 418,900	Y
		ADA Grant	\$ 50,000	N
		Comcast Fund	\$ TBD	N
		Other Funding Source	\$ 1,140,000	N

** If the request is still outstanding, when do you expect to hear a decision?*

OTHER COMMENTS

Provide any other information you think the CPC should be aware of in evaluating your request for funding.

The project assumes the restoration of Scituate's active recreational hub. It will transform an existing site with many challenges into a state-of-the-art facility that will support active and passive recreation for the entire Scituate community.

By signing below, the Applicant represents he/she is duly authorized, agrees to the terms and conditions and all other requirements of this Application and agrees to be bound thereby if funding is granted for the Project.

Date: _____ Signature: _____

FOR COMMUNITY PRESERVATION COMMITTEE USE

This request received by Scituate CPC on _____

Copies provided to CPC Members on _____

Additional information required: _____

Committee Vote

Votes:	Yes / No	Votes: Y/N/Abstain	Date
Recommend to Town Meeting			

Other: _____

ATTACHMENT A: EXISTING SITE CHALLENGES

The following narrative describes and illustrates the existing condition challenges currently being faced at Scituate High School's track and athletic fields facility:

TITLE IX GENDER EQUITY CHALLENGES

The existing Scituate High School outdoor athletic infrastructure currently faces gender equity challenges. The existing athletic complex lacks physical programming space for softball. As such, softball players are forced to travel (approximately 1.4 miles away) to a satellite location for all practice and competition. The image (below) illustrates the relative distance the softball program must travel.

It is also worth noting that the sport of field hockey is currently the fastest growing sport in the Town of Scituate. Partially due to irrigation challenges (town-wide water restrictions), the program does not have a dedicated field which could present Title IX issues. This puts field hockey at a severe disadvantage in growing the program and putting their student-athletes in a position to succeed. The existing facility has been audited and the Commonwealth has notified Scituate Public Schools that the item needs to be addressed.



NON-REGULATION TRACK

The high school's existing track appears to no longer meet minimum NFHS (National Federation of State High School Associations) standards. The existing track elevations vary approximately 2 feet from north to south. The existing track rubber surfacing is noticeably delaminating from the track's paved base, and numerous areas of the track are missing surfacing (see image, below). This unevenness of the track surfacing could present itself a safety issue to competing athletes (or general public users). Due to the condition of the track and its surrounding elements, simple surfacing repairs would not likely suffice. Reconstruction of the track to resolve grading tolerances and properly capture of stormwater should be considered.



TURF FIELD INSIDE TRACK

The existing infilled synthetic turf field inside the track has reached the end of its life cycle. The existing synthetic turf fibers have begun to degrade and release from the carpet backing, and several colored fibers (for example, white - see image below) have suffered UV degradation. Replacement of the carpet only creates challenges at the perimeter of the field (track edge) as the existing turf anchor may not be adequate to receive a new carpet. Full reconstruction of the turf anchor and inside perimeter of the track would result.



CODE ISSUES WITH EXISTING SPECTATOR SEATING AND PRESS BOX

Existing spectator seating and press box appear to not meet current Massachusetts Building and Accessibility Codes. From a building code standpoint, the existing press box only has one point of entry and is lacking a second point of egress. While the home grandstand has adequate accessibility, the dedicated handicap seating area is without companion seating. The visitor grandstand does not have an accessible ramp to the elevated seating. Both sets of grandstands are lacking required handrails. See image, below, of visitor grandstand.



SITE ACCESSIBILITY

In general, a majority of the fields (and pathway connections) at the High School's athletic facilities do not meet Americans with Disabilities Act (ADA) accessibility requirements. As detailed in the previous section, the existing bleachers lack dedicated accessible seating areas and companion seats, and the visitor grandstand is without an accessible ramp. Access to the press box is currently confined to one set of wooden stairs. ADA code requires universal accessibility to the press box (in the form of a ramp or lift/elevator).

There are numerous accessibility challenges at each field. A general lack of dedicated and appropriately sloped pathways to the fields are the largest hurdles. For example, there is no dedicated pathway to the baseball spectator seating area (see image below).



UNSAFE CONDITIONS OF NATURAL GRASS FIELDS

As summarized in a 2016 field use study of the Town of Scituate's athletic fields, "Athletic fields in town are intensely overused...this has led to a decrease in playability on fields throughout town." This same study cited that the town is short 16.67 fields when compared to the amount of use these fields receive. These summations continue to hold true for the natural grass fields at the high school. The combination of high demand, town-wide watering restrictions, and limited resources for cultural maintenance practices have compounded the degradation of the fields. This overuse of the natural grass (and inability to allow the fields time to recover) create unsafe playing conditions for student-athletes. Pictures below is a typical example of one of the natural grass athletic fields at the high school.





- 1** LANDSCAPE BERMS
- 2** SPECTATOR SEATING
- 3** SYNTHETIC TURF FIELD (MIXED USE)
- 4** PEDESTRIAN PATHWAY
- 5** GOAL NET STORAGE
- 6** BATTING CAGES
- 7** BULLPEN
- 8** DUGOUT
- 9** PEDESTRIAN PLAZA
- 10** SYNTHETIC TURF FIELD (MIXED USE)
- 11** ROPES COURSE
- 12** RESTROOM BUILDING AND CONCESSION BUILDING
- 13** SPECTATOR SEATING W/ PRESS BOX (APP. 1,000 SEATS)
- 14** EXISTING PAVILLION
- 15** 6 LANE RUNNING TRACK W/ 8 LANE STRAIGHT AWAY
- 16** SYNTHETIC TURF FIELD (FIELD HOCKEY, SOCCER, AND FOOTBALL)
- 17** TRACK STORAGE AND SHOTPUT
- 18** ATHLETIC LIGHTING TYPICAL AT EACH FIELD
- 19** EXISTING TICKET BOOTH



Scituate Track and Athletic Fields Restoration: Site Plan

Scituate, Massachusetts